093.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,500 /	748,500
					USE VALUE:	748,500 /	748,500
					ASSESSED:	748,500 /	748,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EXTON ELIZABETH R &
Owner 2:	KAHN JASON
Owner 3:	
Street 1:	231 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRINAN WILLIAM P -
Owner 2:	-
Street 1:	231 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5824.000	332,200		416,300	748,500
Total Card	0.134	332,200		416,300	748,500
Total Parcel	0.134	332,200		416,300	748,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.82 /Parcel: 449.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 60622

GIS Ref

GIS Ref

Insp Date 10/26/18

!7636!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,200	0	5,824.	416,300	748,500		Year end	12/23/2021
2021	101	FV	322,300	0	5,824.	416,300	738,600		Year End Roll	12/10/2020
2020	101	FV	322,500	0	5,824.	416,300	738,800	738,800	Year End Roll	12/18/2019
2019	101	FV	256,000	0	5,824.	422,300	678,300	678,300	Year End Roll	1/3/2019
2018	101	FV	256,000	0	5,824.	315,200	571,200	571,200	Year End Roll	12/20/2017
2017	101	FV	256,000	0	5,824.	285,500	541,500	541,500	Year End Roll	1/3/2017
2016	101	FV	256,000	0	5,824.	273,600	529,600	529,600	Year End	1/4/2016
2015	101	FV	242,200	0	5,824.	231,900	474,100	474,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:54:45

LAST REV

Date	Time
06/25/19	11:15:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7636

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRINAN WILLIAM	58370-439		1/27/2012	Change>Sale	416,000	No	No		
	12575-257		1/4/1974		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2012	310	Manual	16,000					install 2 gas fire
3/29/2012	305	Redo Bat	10,450					
3/12/2012	230	Redo Kit	23,600					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
5/9/2012	Info Fm Prmt	MM	Mary M
4/27/2012	MLS	EMK	Ellen K
4/7/2009	Measured	197	PATRIOT
3/7/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5824		Sq. Ft.	Site		0	70.	1.02	5									416,302						416,300	

Total AC/HA:	0.13370	Total SF/SM:	5824	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	416,302	Spl Credit		Total:	416,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28100955
Const Adj.:	0.98500049
Adj $ / SQ:	164.033
Other Features:	76084
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408150
Depreciation:	75916
Depreciated Total:	332234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

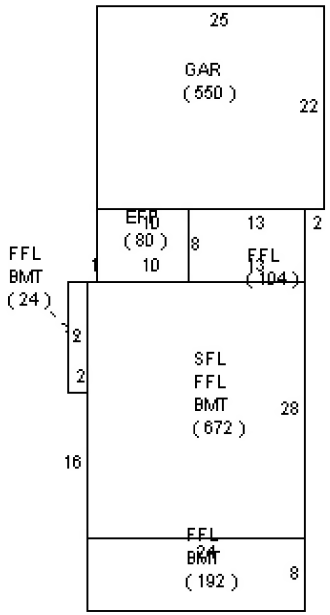
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	164.03
Special Features:	0	Val/Su Net:	104.40
Final Total:	332200	Val/Su SzAd	199.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	164.030	162,721
BMT	Basement	888	49.210	43,698
SFL	Second Floor	672	164.030	110,230
GAR	Garage	550	19.250	10,589
EFP	Enclos Porch	80	60.340	4,827

Net Sketched Area:	3,182	Total:	332,065
Size Ad	1664	Gross Area	3182	FinArea	1664
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	